

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gloucester County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$11,636,563

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	93.96 %	91.13 %	10	92.82 %	57	57	
% of Funds Disbursed	91.46 %	81.36 %	3	82.38 %	82	84	
Leveraging Ratio for Rental Activities	0.45	4.44	27	4.55	12	10	
% of Completed Rental Disbursements to All Rental Commitments***	98.83 %	85.57 %	10	80.69 %	43	58	
% of Completed CHDO Disbursements to All CHDO Reservations***	38.83 %	65.31 %	25	67.01 %	12	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.80 %	82.85 %	8	79.23 %	60	69	
% of 0-30% AMI Renters to All Renters***	65.31 %	44.34 %	8	44.47 %	78	83	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.84 %	95.80 %	23	93.93 %	22	23	
Overall Ranking:				In State:	18 / 27	Nationally:	37 36
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,254	\$26,611		\$24,984	49 Units	4.50 %	
Homebuyer Unit	\$9,701	\$16,432		\$14,192	373 Units	34.60 %	
Homeowner-Rehab Unit	\$8,764	\$14,952		\$20,036	477 Units	44.30 %	
TBRA Unit	\$3,390	\$7,702		\$3,164	178 Units	16.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gloucester County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,635	\$61,476	\$8,602
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	63.3	53.1	65.8	69.1
Black/African American:	34.7	41.2	31.9	27.5
Asian:	2.0	1.1	0.0	0.6
American Indian/Alaska Native:	0.0	0.3	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.2	0.0

ETHNICITY:

Hispanic	0.0	3.0	1.9	2.8
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HOUSEHOLD SIZE:

1 Person:	20.4	17.3	38.2	52.8
2 Persons:	44.9	25.3	30.0	21.9
3 Persons:	22.4	29.9	16.6	8.4
4 Persons:	8.2	15.4	6.7	3.9
5 Persons:	4.1	7.5	2.9	6.2
6 Persons:	0.0	3.0	4.2	3.4
7 Persons:	0.0	1.1	1.0	1.1
8 or more Persons:	0.0	0.5	0.4	2.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.4	13.5	12.4	15.2
Elderly:	12.2	5.1	46.1	38.2
Related/Single Parent:	53.1	48.0	21.4	28.7
Related/Two Parent:	8.2	27.2	15.3	7.9
Other:	4.1	6.2	4.8	10.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.9	3.5 [#]
HOME TBRA:	0.0	
Other:	24.5	
No Assistance:	32.7	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gloucester County Consortium


State: NJ

Group Rank: 37
 (Percentile)

State Rank: 18 / 27 PJs

Overall Rank: 36
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	98.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	38.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	91.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.31	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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